

**Brownfield Cleanup Grant Work Plan
Water Street Redevelopment Project, Areas of Concern #1
Department of Planning & Development
Ypsilanti, Mich.**

Grant Recipient: City of Ypsilanti
One South Huron Street
Ypsilanti, Michigan 48197

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Project Period: October 1, 2009-September 30, 2012

The site is contaminated with hazardous substances. The site has a long history of industrial and commercial use, including within the past four decades, an automobile repair shop, newspaper printing plant, and commercial analysis laboratory. The site currently is vacant land awaiting redevelopment as part of the Water Street Redevelopment Project. Elevated levels of arsenic, chromium, copper, lead, mercury, selenium, trichloroethene, and polycyclic aromatic hydrocarbons pose a threat to human health and the environment via human direct contact, human ambient and indoor air inhalation, and groundwater migration to surface water pathways. Contamination is present in soil and groundwater across the entire 1.4-acre site, with high levels of trichloroethene (inhalation pathway risk) concentrated in a one quarter-acre area in the center of the site. The project period is for three years.

Proposed Outputs and Outcomes:

The primary expected output is the following: The grant funds will be used to continue environmental remediation for the City of Ypsilanti's Water Street Redevelopment Project, specifically Area of Concern #1 located at 20 E. Michigan Avenue. The clean up effort will remove one of the environmental barriers to future development.

The expected outcome is redevelopment of the City's Water Street Project, a 38-acre site on the Huron River at the eastern edge of the historic downtown district. The planned project is a sustainable, mixed use redevelopment of an assemblage of 40 parcels of contaminated land that formerly housed industrial and commercial facilities since before the turn of the 20th century. It will be a model of transformational brownfield redevelopment and a catalyst for Ypsilanti's rebirth. The project was initiated in 1997, but only began to come to fruition in 1999 after Ypsilanti was awarded an EPA Brownfield Assessment Grant. That

funding allowed the City to conduct environmental testing, develop compatible cleanup and site use plans, and conduct a market study for the project. Since 1999 the city has held design charrettes, developed a site master plan, conducted additional environmental assessments and due diligence, acquired the properties, and conducted limited building demolition and environmental cleanup to remove imminent threats to public health and welfare. The City's Master Plan calls for a compact, mixed-use development including a mixture of residential, retail, entertainment, and commercial/office spaces, and other compatible uses, as well as a riverfront linear park and trail.

I. Introduction and Environmental Results

The cleanup project designated under this grant will be remediation of contaminated subsurface soils on one parcel of property, known as Area of Concern (AOC) #1, in the Water Street Redevelopment Project. The target soils are contaminated with trichloroethene at levels above Michigan Voluntary Cleanup Program (VCP) levels that pose a risk for ambient air and indoor air inhalation of this carcinogen. Once a Cooperative Agreement is signed, the city will announce the award and proposed use of the funds to the community. The City then will retain a qualified environmental consultant to design and monitor the technical aspects of the cleanup. City staff, with support from Washtenaw County's brownfield staff, will oversee the project, coordinate public outreach and partnerships, and manage project accounting.

II. Project Overview

The U.S. EPA has awarded the City of Ypsilanti (COY) \$200,000 for the cleanup of hazardous substances at the property. The following tasks comprise COY's Cleanup Grant project:

1. Site Specific Community Involvement
2. Planning for Clean Up
3. Soil Remediation
4. Remediation Verification and Reporting

III. Management and Coordination

Ms. April McGrath of COY will be the Project Manager for this grant with assistance from the Washtenaw County Brownfield Redevelopment Authority. COY regularly retains the services of environmental consultants to conduct assessments, determine the need for cleanup, prepare cleanup plans and conduct cleanups at their redevelopment sites. Ms. McGrath and COY's retained consultants will work with the COY staff in overseeing the cleanup.

IV. Work to be Performed

The schedule presented in the task tables below assumes that the cooperative agreement with the U.S. EPA will be executed by September 30, 2012.

TASK 1: SITE-SPECIFIC COMMUNITY INVOLVEMENT:

Involvement of key stakeholders and the general public is the hallmark of a successful Brownfield initiative, and the City has performed extensive public engagement over the course of the Water Street redevelopment project. The City will update the public on the project's progress and solicit input at key decision points through community outreach meetings, press releases, and the City's website, with significant opportunity for public interaction. Community outreach and involvement activities will include the following:

- coordinating and conducting meetings with stakeholders and the general public,
- seeking, discussing and implementing meaningful public input into the grant processes,
- preparing and publishing public notices,
- preparing meeting materials and presentations,
- preparing and distributing display boards, brochures and other public information materials.

Task 1: Conduct Community Involvement		
Narrative: The Community will be informed of the cleanup plans and given a chance to comment on the cleanup plans		
Activities:	Deliverables:	To be Completed by:
a. Public meeting with neighborhood residents and project partners about the cleanup plans	Report on meeting in EPA quarterly reports, provide list of attendees.	July 30, 2009
b. Publish public notice of proposed cleanup in local web site and issue a press release	Copy of public notice included in EPA quarterly reports.	To coincide with public meeting.
c. Hold public comment period (21-30 days) and respond to substantial comments.	Summary of relevant comments and responses in quarterly reports.	Ends 21-30 days after public notice is published.
d. Inform public of cleanup progress and results.	Summary provided in EPA quarterly reports	Ongoing for duration of project.

Task 2: Cleanup Planning

The first cleanup task in the proposed project will be for the retained environmental consultant to develop a written cleanup plan and aid city staff in presenting the cleanup plan to the community and responding to public comments. The consultant will also assist city staff in preparing bid plans and

specifications for selection and retention of a remediation contractor(s). Bids will be solicited, and the lowest cost, qualified contractor will be retained. Task outcomes will include design and documentation of a remediation approach and executed contracts with a remediation contractor.

Task 2: Clean up Planning		
Activities	Deliverables	To be Completed by
a. Select Environmental Consultant from City's Pre-selected Environmental Consultant Panel and establish contract for the EPA grant work with the selected consultant.	Name of consultant in EPA quarterly report	June 30, 2009
b. Prepare plans and specs for bids for excavation contractors and subcontractors.	Bid contract scheduled for publication	July 30, 2009
c. Advertise for bid and obtain bids for contractors.	List of publications used for the bid	August 1, 2009
d. Award contract to contractor and subcontractors.	Identity of contractors	September 15, 2009

Task 3: Soil Remediation

The primary activity conducted with Cleanup Grant funds is anticipated to be excavation and off-site disposal of soil contaminated with trichloroethene, though *in situ* and other remediation options will be considered with the environmental consultant. After characterization of the soil for waste disposal, a properly licensed land disposal facility will be selected. The source of the trichloroethene release is unknown, and project cost estimates assume the waste soil will not be hazardous waste. Remediation will be performed by a qualified environmental remediation contractor, monitored by the project environmental consultant and project staff. The outcome of this task will be remediation of contaminated soil - sufficient to allow safe redevelopment and reuse.

Task 3: Soil Remediation		
Narrative: The objective of this task will be to implement the Quality Assurance Project Plan (QAPP)		
Activities	Deliverables	To be Completed by
a. Revise QAPP as necessary based upon public comments and Michigan Department of Environmental Quality (MDEQ)	Final QAPP sent to EPA.	October 15, 2009

Task 3: Soil Remediation		
Narrative: The objective of this task will be to implement the Quality Assurance Project Plan (QAPP)		
approval letter. Obtain revised approval, if necessary.		
c. Prepare Health and Safety Plan	Health and Safety Plan sent to EPA	October 15, 2009
d. Prepare Action Memo for cleanup	Draft and executed Action Memos	October 15, 2009
e. Notify EPA when cleanup starts.	E-mail to EPA	Within one day of start of cleanup.
f. Conduct Cleanup	None – Selected environmental consultant oversees cleanup.	November 30, 2009
g. Notification of cleanup completion	One page memo to EPA	Within one month of end of cleanup.
h. Prepare QAPP Implementation Report for hazardous substances.	QAPP Implementation Report	December 30, 2009

Task 4: Remediation Verification and Reporting

Soil remediation will be guided and documented through the collection and analysis of remediation verification samples. During remediation, analysis results will help determine completion points in accordance with remediation goals. After all remediation is complete, the effectiveness of response actions and levels of residual contamination, if any, will be documented. The frequency, spacing, and analysis parameters for all remediation verification sampling and analyses will be selected in accordance with guidelines published by the Michigan Department of Environmental Quality (MDEQ) for the Michigan Voluntary Cleanup Program (VCP). At the conclusion of all environmental response actions, the field activities, types of remediation, quantities of soil remediated, and results of verification sampling will be documented in a project report prepared in accordance with MDEQ VCP guidance. The outcome of this task will be a final report documenting the environmental response actions conducted on the site and the levels of residual contamination, if any, in site soil. All quarterly reports to the EPA will contain all information stated above.

Task 4: Remediation Verification and Reporting as required by the EPA		
Activities	Deliverables	To be Completed by
a. Prepare Quarterly Reports	Quarterly Reports	Within 30 days of end of each quarter: April 31, July 31, October

		31, January 31.
b. Prepare Annual Financial Reports.	Annual Financial Reports	October 31 of each year
c. Prepare Annual MBE/WBE Report	Annual MBE/WBE Report	October 31 of each year.

V. Budget

Budget – Hazardous Substances Cleanup – 20 E. Michigan Avenue, City of Ypsilanti

Budget Categories (programmatic costs only)	Tasks				
	Task 1 Community Engagement	Task 2 Cleanup Planning	Task 4 Soil Remediation	Task 5 Remediation Verification and Reporting	Total Grant Budget
Personnel					
Fringe Benefits					
Travel	\$200				\$ 200
Equipment					
Supplies	\$700				\$ 700
Contractual	\$1,600	\$8,000	\$177,000	\$12,500	\$199,100
Other					
Total Grant	\$2,500	\$8,000	\$177,000	\$12,500	\$200,000

Task 1: Site-Specific Community Involvement:

Community Outreach:	\$7,500
City Labor will be in-kind	\$5,000
Project Environmental Consultant	\$1,600
Printing, publishing and mailing notices	\$ 700

Task 2: Clean up Planning:

Preparing for a Request for Qualifications:	\$5,000 (in-kind)
In-kind labor costs from COY	
A written clean up plan and Request for Bid for remediation process	\$8,000 (consultant fees)

Task 3: Soil Remediation

Excavation and off-site disposal	\$177,000
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Task 4: Remediation Verification and Reporting

Environmental Consultant Total	\$12,500
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Monitoring	\$ 3,000
Sample Testing (30 @ \$150)	\$4,500
Final Report	\$5,000